



# Quy Waters House

6 Quy Waters, Newmarket Road, Cambridge

## Stunning four bedroom home set in grounds of 1.5 acres.

Quy Water House offers stunning accommodation arranged over three floors. A fabulous kitchen has Bulthup cabinets and there are three further reception rooms and a utility room. Landscaped gardens include a bespoke al fresco dining area.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GATED DRIVEWAY**



**1.5 ACRES**



**FREEHOLD**



**OUTSKIRTS OF CITY**



**2,988 SQ FT**



**GUIDE PRICE 1,800,000**



### The property

Quy Waters House is a stunning detached property having undergone a complete design-led refurbishment by the present owners in conjunction with their architect and Farrow & Ball consultancy services, and which occupies grounds of 1.5 acres. A welcoming central entrance hall has to the left a ground floor cloakroom and the TV room, having a wide screen tv and soundbar within a range of fitted wooden display cabinets. Double glazed windows are to two aspects and the solid Pandale Herringbone wooden floor is supplied by Havwoods. This extends throughout the living room and dining room. A fabulous kitchen is fitted with a range of Bulthaup cabinets, finished with Dekton working surfaces and surrounds. The kitchen is complemented with integrated appliances including a large main oven, steam combi oven, large soft close fridge, dual wine fridge, and an induction hob, the latter located within a central island. The rear kitchen wall comprises a full range of bifold doors and glass ceiling which open fully onto a rear terrace. The micro cement flooring extends to the utility room. The utility room also has

a good range of fitted cupboards with marble surfaces, an external side door and Velux windows to the ceiling. The extended living room has a double glazed glass bifold walls to rear overlooking the grounds. A part vaulted ceiling has feature circular windows at first floor level and space for the chandelier. The dining room has bifold doors to one aspect and a door leading to the plant/heating room. The first floor provides the principal bedroom, a bright and airy space with double glazed windows to three aspects and a range of fitted wardrobes by Neatsmith of Chelsea. One wall is finished in dark wood and houses the wide screen tv and soundbar. The en-suite/wet room has a fully tiled rain shower and adjacent glass screen, matching wash hand basins inset in a dressing unit with tiled surrounds and flooring. A second bedroom also has wardrobe units and an en suite shower room. The second floor offers two further bedrooms one of which is fitted as an office. All the bathrooms in the property have been designed and supplied by C P Hart.



## Outside

The grounds extend to 1.5 acres. The front aspect is approached via security gates and consists of a large shingle drive, shaped flower borders and garden fencing. The majority of the grounds to the side aspect comprise extensive lawns with a good range of mature trees, 12ft fencing to the front aspect and hedging to the rear. Within this area is a bespoke alfresco dining area with retractable walls and ceiling, built in cooking facilities and fridge. The formal landscaped gardens with extensive Rain Bird irrigation system to the rear, and an attractive travertine terrace across the full width of the living room/kitchen and a separate patio. To the rear of the dining room a further terrace has slate paths and leads to a shingle terrace with stepping stone path. Incorporated within this area is a second travertine patio with a garden fire, bordered by a small lawn.

## Location

Quy Waters House is situated on the northern outskirts of Cambridge, conveniently placed for access into Cambridge City and just 15 minutes to Newmarket. The local village of Teversham provides a good range of facilities including a primary school, public house, social club, recreation ground, village hall and church. Local shopping is available in the neighbouring village of Cherry Hinton and secondary school education at Bottisham, both within about 2 miles. The nearby A14 provides good access to Cambridge Science Park and the M11 to the west and to Newmarket and the A11 to the east. There are mainline railway stations at Cambridge and Cambridge North with services to London's Kings Cross and Liverpool Street in approximately 52 and 68 minutes respectively.



### Nearby Stations

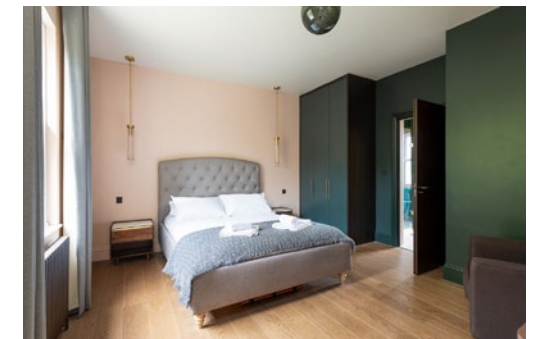
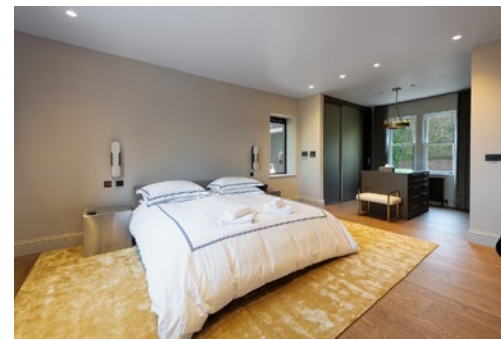
- Cambridge North 5.7 miles
- Cambridge Mainline 5.6 miles

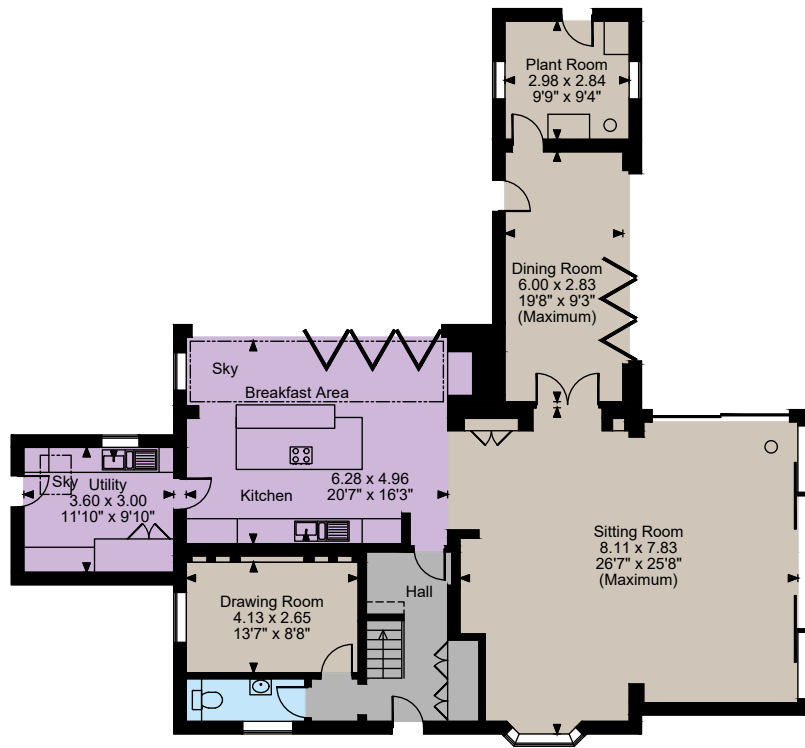
### Key Locations

- Newmarket Road Park and Ride 1.3 miles
- Teversham 2 miles
- Cambridge City Centre 3.5 miles
- Newmarket 9.9 miles
- Stansted Airport 24 miles
- London 51 miles

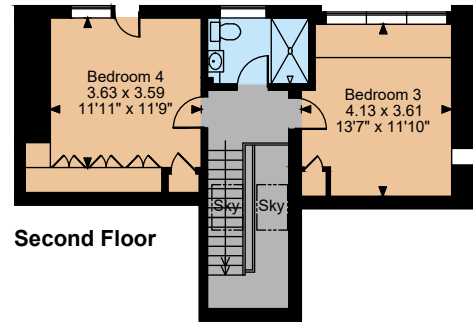
### Nearby Schools

- Teversham CofE primary school 1.8 miles
- Marleigh Primary Academy 1.3 miles
- St Bedes 2.4 miles
- Netherhall School 3.1 miles

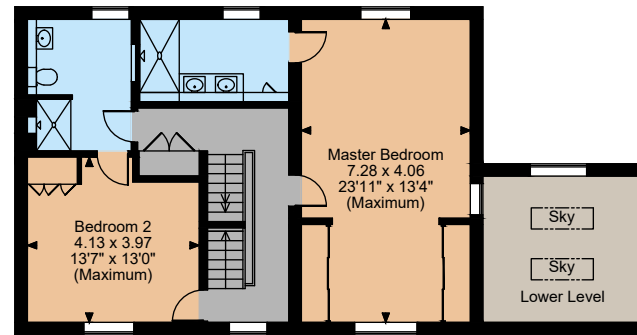




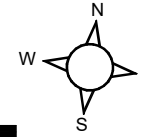
Ground Floor



Second Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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**Floorplans**  
 House internal area 2,988 sq ft (278 sq m)  
 For identification purposes only.

**Directions**

CB1 9AT  
 ///strapped.relates.brain

**General**

**Local Authority:** South Cambridgeshire Council  
**Services:** Mains electricity, water and drainage. Central heating via the Air Source Heat Pump. Air conditioning throughout the property.  
**Broadband:** Quy Water House has dedicated fibre connection to the house which provides excellent internet connection

**Mobile Coverage:** Information can be found here  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: F

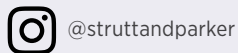
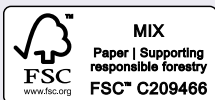
EPC Rating: D

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